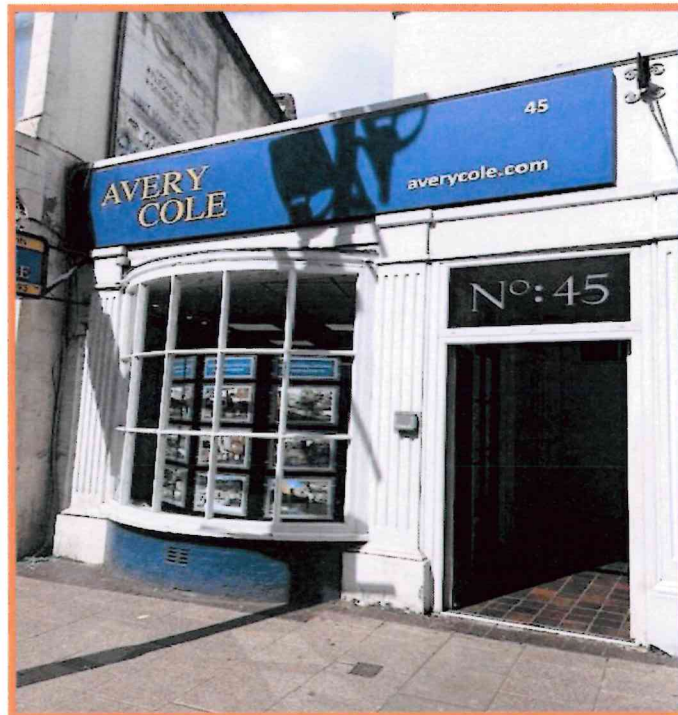


**RARE TO THE MARKET  
IN SURBITON TOWN CENTRE  
SHOP/OFFICE PREMISES  
TO LET**



**45 Victoria Road, Surbiton, Surrey KT6 4JL**

**Location**

The shop/office is situated on a high footfall section of Victoria Road within the Town Centre adjoining Surbiton Plaza and opposite Sainsburys. Nearby Traders include Megans, Cook and Snappy Snaps.

**Type**

An attractive feature bay window fronted Shop/Office premises which has been successfully trading as an Estate Agents for over thirty years.

**Rent**

£20,000 per annum exclusive.

**Lease**

Available on a brand new full repairing and insuring Lease for a term of three years and more to be agreed.

**Area**

Net Internal Area – 840 square feet (78 square metres).

**Legal Costs**

Each party to cover their own legal costs.

**Further Details/Viewings**

Please contact Landlords Sole Agents, Wallakers Commercial on 020 8399 5381.  
**smullaney@wallakerscommercial.com csandys@wallakerscommercial.com**

**45 Victoria Road, Surbiton, KT6 4JL**

**LOCATION:** The shop/office is situated on a high footfall section of Victoria Road within the Town Centre adjoining the Surbiton Plaza Development and opposite Sainsburys. Nearby traders include Megans, Cook and Snappy Snaps.

**DESCRIPTION:** An attractive feature bay window fronted Shop/Office premises which has been successfully occupied and trading as an Estate Agents for over thirty years.

The shop/office comprises the following areas:

Front Sales Area – 413 Square Feet (38.36 Square Metres)

Rear/Side Offices – 427 Square Feet (39.66 Square Metres)

**Net Internal Area – 840 Square Feet (78 Square Metres)**

Features include:

- \* Attractive bay window frontage with fascia and flag signage.
- \* Recessed shared front lobby entrance with side door access.
- \* Bright Open Plan Front Shop/Office with three x ancillary private offices plus storage rooms to the rear
- \* Fully carpeted throughout
- \* Modern Suspended Ceilings with LED
- \* Gas fired Central Heating with radiators
- \* Fully fitted modern Staff/Tea Making facility.
- \* Rear pedestrian access to Office

**PLANNING:** The property falls under the Planning Use Class 'E' which include shops, offices, cafes and leisure type uses.

**BUSINESS RATES:** The annual business rates payable for the year ending 31<sup>st</sup> March 2025 are £7,485

**LEASE:** A brand new effective full repairing and insuring Lease is available for a minimum term of three years and upwards.

**RENT:** **£20,000** per annum exclusive.

**EPC:** Energy Performance Asset Rating – D 94.

**LEGAL COSTS:**

Each party to cover their own legal costs.

**FURTHER DETAILS/  
VIEWING:**

Strictly by appointment only with Sole Agents, Wallakers Commercial on 020 8399 5381.

Seamus Mullaney: [smullaney@wallakerscommercial.com](mailto:smullaney@wallakerscommercial.com)

Carlie Shenton: [csandys@wallakerscommercial.com](mailto:csandys@wallakerscommercial.com)